

DEERPARK PLANNING BOARD - JANUARY 8, 2014 - PAGE #

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, January 8, 2014 at 7:00 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Al Schock, Chairman

Craig Wagner

Bob Vicaretti

Theresa Santiago
member

Mike Hunter

Steve Weiner-Alternate

OTHERS

Mr. Glen A. Plotsky, Town Attorney

Mr. Al Fusco, Jr., Town Engineer

Mr. Yuexing Dong, Applicant

THE PLEDGE OF ALLEGIANCETIAN YIN MUSIC SHOP - # 11-0202

Represented by Mr. Yuexing Dong 239-3020

Owner/ Da Tang Development, LLC; Applicant/ Mr. Yuexing Dong is seeking a 2 lot subdivision and a site plan to create a music shop in a house on property located at 400 Galley Hill Road, Cuddebackville, N.Y.

It is in the HMU Zone.

Section - Block - Lot = 22 - 1 -

5.222

Application received December 23, 2013

Mr. Dong said that new maps have been prepared, addressing the town engineering comments, and the board has them now.

Concerning the subdivision, Al Fusco reviewed his technical memo, for S-B-L 22-1-5.22, dated January 2, 2014:

1. Please state use of structure.
2. Provide all septic, well and driveway details in submittal plan set.
3. Please show parking.
4. Board comments.

Concerning the site plan, Al Fusco reviewed his technical memo, for S-B-L 22-1-5.222, dated January 2, 2014L

1. Please provide stamped, signed drawings from a NYS Licensed Professional Engineer.
2. Please provide all septic, well, driveway and parking details (including materials and dimensions).
3. Please identify proposed building coverage, heights and setback dimensions.
He said that that should be done by putting a bulk table on the map
4. Please provide site lighting and details.

He said that the lighting should not be shining on the road, and only contained within the property lines.

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5. Please provide landscaping.
6. Applicant to review putting parking in rear yard as per Article 4 of the Zoning Code.
He said that if this does not work, there are other options. He said that in emergency situations, the front part should be open.
7. Provide sight distance information.
He said for the speed limit there, there should at least be 300 feet sight distance.
8. Article 4 (F) requires a 20' separation from roads and adjoiners. Please show compliance.
9. It should be noted that the structure is existing and was built under the pretense of a single family home. Please put "Existing Structure" on the drawing.
10. Please add that this is a change of use on drawing.
11. Please add on plan that structure is two stories and show a diagrammatical layout for information purposes.
12. Board comments.

Theresa Santiago told the applicant that the "days of operation" need to be listed on the plan under "notes."

Al Fusco and the other board members concurred with Mrs. Santiago.

Bob Vicaretti asked about escrow, and Al Fusco answered that that all has been set up.

Craig Wagner asked, does the Zoning limit the hours of operation?

Al Fusco answered that that is up to the board.

Mr. Dong asked about comment # 8 above.

Al Fusco answered that the dimension needs to be shown, from the edge of the road, from the edge of the property line. He said that if the applicants' engineer has any questions, he can telephone him.

Bob Vicaretti asked about the lines making up the subdivision.

Al Fusco briefly explained and indicated the lines on the subdivision plan for Mr. Vicaretti and the other board members.

The applicant said he will come back, when his engineer makes these changes.

MESSIAH CHAI INC. - # 13-0507

Represented by Bathsbeba Elkaslazi 672-0325, 672-3228

Owner/ Applicant Messiah Chai Inc., is coming before the board for a special use permit for a sign, synagogue and a new accessory building on property located at #30 Shinhollow Rd., Town of Deerpark, Orange County, New York.

It is in the NR Zone.

Section – Block – Lot = 53 – 1 – 96.1

Application submitted May 23, 2013

The applicant did not appear, so the board did not discuss this application.

GARY BUTLER SUBDIVISION

The applicant was not listed on tonight's agenda, however, the applicants' engineer had written a letter to the board, requesting a 6 month extension on this projects' conditional approval.

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MOTION

Vicaretti made a motion to grant the Gary Butler subdivision application a 6 month extension of their conditional approval, to be effective from tonights' date, January 8, 2014. Hunter second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, aye; Vicaretti, aye; Weiner, aye; Schock, aye. Motion carried.

APPROVAL OF MINUTES - DECEMBER 11, 2013

Santiago made a motion to approve the minutes from the December 11, 2013 meeting. Hunter second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, aye; Vicaretti, abstain; Weiner, abstain; Schock, aye.. Motion carried.

ADJOURNMENT

Hunter made a motion to adjourn. Vicaretti second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, aye; Weiner, aye; Vicaretti, aye; Schock, aye.. Motion carried

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Barbara Brollier, secretary